WRAXALL AND FAILAND PARISH COUNCIL

Minutes of the meeting of Wraxall and Failand Parish Council held in the Cross Tree Centre, Wraxall on Thursday 9th July 2026 that commenced at 7:30pm when the following business was transacted.

Present: Councillors Parsons (Chairman), Gorford, Mudge, Muschamp, Robinson, Sandeman and Sheppard

Parish Clerk: Monika Ward

101/26 To receive apologies for absence.

Apologies were received from Councillors Malpas, Payne, Wolff and District Councillors Cartman and Dunn.

Councillor Amos was not present.

102/26 To receive declarations of any pecuniary interest on items relating to this agenda, which have not been previously declared in the Councillors' Register of Interests.

No declarations of interest were received.

103/26 To invite public speaking – to hear any person who has given prior notice of their request to speak on any agenda item for a maximum of three minutes.

No member of the public had requested to speak.

104/26 To approve as a correct record the minutes of the Parish Council meetings held on 14th May 2026.

It was RESOLVED to approve the minutes of the meeting held on 14th May 2026 as a correct record (6 in favour, 1 abstention – Councillor Muschamp was not present at the meeting).

The Chairman signed the minutes.

105/26 To receive the Clerk's report.

The Clerk reported on the following matters:

i) Annual Governance and Accountability Return

The Clerk reported that the 2025/2026 Annual Governance and Accountability Return had been submitted to the external auditor for review.

ii) Exercise of Public Rights

The Clerk reported that the period for the Exercise of Public Rights had commenced on 22nd June 2026 and would remain open until 31st July 2026. Members were informed that a request had been received from a member of the public to inspect the Parish Council's accounts.

iii) Website Accessibility

The Clerk reported that the website provider had completed the requested updates. A subsequent audit confirmed that the previously identified issues had been resolved and that the Parish Council's website met the Web Content Accessibility Guidelines (WCAG) 2.2, achieving an Accessibility Impact (AIM) score of 9.88 out of 10.

106/26 To receive a report from the Long Ashton ward District Councillors.

Councillors Cartman and Dunn were not present.

107/26 To receive Councillor reports on meetings attended or communications undertaken representing the Parish Council.

Councillor Robinson reported that he had attended North Somerset Council's Town and Parish Workshop. Members noted that the Planning Review had been discussed, including proposed changes to consultation and engagement arrangements for planning applications received by North Somerset Council. The changes were intended to support Parish and Town Councils in engaging with developers without prejudice. It was further noted that planning officers may be given greater delegated authority to determine applications, which could make it more difficult for District Councillors to refer applications to the Planning Committee.

Councillor Parsons reported that communications had been received from residents raising safety concerns at the junction of Wraxall Hill and the quarry.

Councillor Parsons further reported that a meeting had been held with District Councillor Dunn and a representative from Long Ashton Parish Council to prepare for the forthcoming meeting with the quarry. Members noted that the North Somerset Council Area Officer supported residents being encouraged to report issues, including dangerous driving, unsecured cover sheets, obstructions and falling rocks, to the police as frequently as possible in order to build an evidence base and support enforcement action where appropriate.

108/26 To ratify the Parish Councils response to draft recommendations for the electoral arrangements for North Somerset as proposed by the Local Government Boundary Commission for England.

The Parish Council's response to the Local Government Boundary Commission for England (LGBCE) had been considered at the May meeting (minute 90/26).

Members noted that the consultation deadline fell before the next scheduled Parish Council meeting. The draft response had been circulated to all Councillors by email and agreement to submit the response had been received prior to submission. The response was therefore submitted in order to meet the deadline and was presented to Members for formal ratification.

It was unanimously RESOLVED to ratify the Parish Council's response to the draft recommendations proposed by the LGBCE.

109/26 To consider the play area inspection reports and agree any remedial works required.

The play area inspection reports, a summary of the inspection findings and guidance received from the play equipment manufacturer/installer regarding the aerial runway wire and rubber matting as well as the quoted costs for rectification works had been circulated to Members prior to the meeting.

Councillor Robinson reported that quotations for the replacement of the kissing gate at the Wraxall play area were awaited and would be presented for consideration at the September meeting.

It was unanimously RESOLVED that Ed Sage be asked to carry out the required works in relation to the fence and zip wire at Wraxall play area. Should Ed Sage be unable to rectify the zip wire, the Clerk was authorised to instruct GB Sport & Leisure to undertake the necessary works.

110/26 To consider the purchase and installation of a bench in the vicinity of the duck pond area.

The agenda item was deferred to the September meeting.

111/26 To consider the purchase and placement of Neighbourhood Watch Scheme signage in Failand.

Members noted that the follow-up Neighbourhood Watch briefing session had taken place on 1st July and had been well attended by local residents, who had expressed interest in establishing and joining the scheme.

Members noted that, during the briefing session, an Avon and Somerset Police PCSO had advised that Neighbourhood Watch signage can help to deter criminal activity. It was further noted that the Police and Crime Commissioner's office may be able to provide funding or support for the purchase of such signage. The Parish Council was awaiting confirmation as to whether funding was available.

It was unanimously RESOLVED to approve expenditure of up to £300 for the purchase of Neighbourhood Watch signage for Wraxall and Failand, in the event that funding for the signage is not secured from the Police and Crime Commissioner.

112/26 To consider and comment on the following planning proposals:

Application Number	Site Address	Proposal
26/P/1122/FUL	Tyntesfield House Tyntesfield Wraxall BS48 1NX	Improve accessibility to the house including 2no. new external access ramps, a visitor lift, and alterations to the Bell corridor.
26/P/1123/LBC	Tyntesfield House Tyntesfield Wraxall BS48 1NX	Listed Building Consent to improve accessibility to the house including 2no. new external access ramps, a visitor lift, and alterations to the Bell corridor.
26/P/1172/FUH	37 The Grove Wraxall BS48 1LW	Proposed erection of a single storey side/front garage extension together with associated alterations.
26/P/1258/FUH	18 Jubilee Drive Failand BS8 3XD	Retrospective application for the erection of new 2m fencing and hedging to the front of the property.

26/P/1122/FUL - Tyntesfield House, Tyntesfield, Wraxall, BS48 1NX
26/P/1123/LBC - Tyntesfield House, Tyntesfield, Wraxall, BS48 1NX

It was unanimously RESOLVED to support applications 26/P/1122/FUL and 26/P/1123/LBC (subject to conditions as recommended by Historic England in the pre application advice) with the following comment:

It is currently very difficult for disabled or wheelchair users to access Tyntesfield House and these proposals will significantly improve accessibility. It would be helpful if access to the Chapel was included as part of the alterations.

The build is to use traditional materials and techniques that harmonise well with the house and ensure the additions have the minimum impact on the building.

26/P/1172/FUH - 37 The Grove, Wraxall, BS48 1LW

Members unanimously RESOLVED to object to application 26/P/1172/FUH for the following reasons:

- substantial impact on the street scene
- contravenes DM12 of the Local plan - Proposed addition will exceed 50% of the gross floor area of the original building (increase in gross floor area after first extension in 2011 approx. 30.2 sqm, proposed increase in gross floor area approx. 50.6 sqm; therefore, the combined increase of approx. 80.8 sqm over 120 sqm for original building is equivalent to 67% increase).
- overdevelopment of original property

26/P/1258/FUH - 18 Jubilee Drive, Failand, BS8 3XD

Members unanimously RESOLVED to object to application 26/P/1258/FUH for the following reasons:

- Properties in the cul-de-sac immediately surrounding number 18 all have open landscaping to the front. The fence is not in keeping with the established character and appearance of Jubilee Drive. The surrounding properties benefit from an open and cohesive landscaping scheme, with boundary treatments that complement one another and contribute to an attractive, consistent street scene of low level brick and painted walls, attractive wooden fencing, hedging and open green landscaping.
- The introduction of a 2m tall, solid fence is visually intrusive, disrupts this established pattern and impacts safety by limiting visibility splays of neighbouring properties. The fence dominates in appearance and is out of scale compared to the other boundaries in the cul-de-sac. Furthermore, there is very little room between the fence and the road for the planting of the hedge, which is part of the plan submitted on the retrospective application. It is unlikely that this will be a feasible solution to make the fence more attractive.
- Approving this retrospective application would reinforce an unfortunate precedent, potentially encouraging similar forms of development without the necessary upfront permissions, that could gradually erode the carefully maintained character and appearance of the area.

113/26 To note the following statutory payments (minute 185/20) paid since the last Parish Council meeting:

May			
Payee	Description	Amount £	Payment Method
K and E Property Maintenance	Bins - April	260	BACS
Ed Sage	Grass Cutting	380	BACS
David E Seabright & Co	Annual Internal Audit	360	BACS

June			
Payee	Description	Amount £	Payment Method
K and E Property Maintenance	Bins - May	260	BACS
Ed Sage	Grass Cutting	380	BACS
PATA	Payroll Services	40.35	BACS

The statutory payments were noted.

114/26 To note the following non-statutory payments made since the last Parish Council meeting:

May			
Payee	Description	Amount £	Payment Method
ALCA	Clerk's Training	35	BACS
ALCA	Councillor Training	14	BACS
Monika Ward	Clerk's Expenses	71.30	BACS

April			
Payee	Description	Amount £	Payment Method
Parish Council Airport Association	Annual Subscription	95	BACS
Failand Village Hall	Hall Hire	20	BACS
Rachel Sandeman	Councillor Expenses - purchase of flowers, plant pots and compost for the duck pond area	198	BACS
Monika Ward	Clerk's Expenses	31	BACS

The non-statutory payments were noted. A budget update sheet had been pre-circulated to members.

115/26 To agree actions to be carried out prior to the next meeting.

109/26 Councillor Robinson and the Clerk
111/26 All Councillors

116/26 To agree agenda items for the next meeting.

There were no additional items raised.

117/26 To note date of next Parish Council meeting: Thursday 10th September 2026.

On 13th August 2026 a Parish Councillor discussion will be held on Zoom. No decisions can be made, apart from planning application comments. Members of the public will be invited to attend.

The date of next meeting was noted.

Meeting concluded at 9:34pm.

End of Minutes.

Agenda numbering was amended after publication to correct a numbering error only. No agenda items were added, removed or altered.